



CITY OF Incorporated 1977

# FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

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## PLANNING COMMISSION MEETING MINUTES

February 5, 2010

### **PLANNING COMMISSION MEMBERS PRESENT**

Tommy Kuykendall, Jr. / Chairman

Harold Collins

Larry Beustring

Steve Rhoads

Mike Lavengco

Doug Konopka, Advisory Member

### **PLANNING COMMISSION MEMBERS ABSENT**

Joe Porto

Randy Stacy

### **GUESTS**

James Ross

Kerry Gilbert

Ed Knight

And 7 others who did not sign in

### **ITEM 1. CALL TO ORDER**

A regular meeting of the Fulshear City Planning Commission was called to order by Chairman Tommy Kuykendall, Jr. at 8:03 a.m. Friday, February 5, 2010 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and a quorum was present.

### **ITEM 2. CITIZEN'S COMMENTS**

There were no Citizen's comments.

### **ITEM 3. APPROVAL OF MINUTES –DECEMBER 4, 2009 REGULAR MEETING**

A motion was made by Planning Commission Member Collins to approve minutes of December 4, 2009 as presented. It was seconded by Planning Commission Member Beustring. The minutes were approved by the following vote:

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Lavengco, and Rhoads

Nays: None

Absent: Planning Commission Member Porto and Stacy

(There was no Planning Commission Meeting in the Month of January, 2010)

Planning Commission Chairman Kuykendall made suggestions to take items 4,5, and 6 together since no exceptions were made by the City Engineer regarding these plats.

**ITEM 4. Consider and take action on Creekside at Cross Creek Ranch- Section 5- Final Plat**

**ITEM 5. Consider and take action on Creekside at Cross Creek Ranch- Section 6- Final Plat**

**ITEM 6. Consider and take action on Creekside at Cross Creek Ranch- Section 7- Final Plat**

A motion was made by Planning Commission Member Beustring to approve Creekside at Cross Creek Ranch Section 5, 6, and 7 final plats. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Lavengco, and Rhoads

Nays: None

Absent: Planning Commission Member Porto and Stacy

**ITEM 7. Consider and take action on Creekside at Cross Creek Ranch- Section 8- Final Plat**

City Engineer, David Leyendecker, noted in his recommendation regarding this plat the drainage easement between lots 40 and 41 need to be identified as a drainage easement and the width shown, clarify that the pipeline easements on the north side of the plat are correct (they are in a different configuration than shown on the preliminary plat), and clarify that the developer has the right to dedicate a 25-foot building line and more important a 10-foot water line easement in the existing 2.0 acre drill site.

Planning Commission Chairman Kuykendall asked if there was any discussion. There was much discussion among the Planning Commission Members and the developer, Collier Pier (Project Manager).

A motion was made by Planning Commission Member Lavengco to approve Creekside at Cross Creek Ranch- Section 8 as recorded in plan unless something is legal wrong. It was seconded by Planning Commission Member Rhoads.

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Lavengco, and Rhoads

Nays: None

Absent: Planning Commission Member Porto and Stacy

**ITEM 8. Presentation: Kerry Gilbert/FM 1093 Extension and Expansion  
And Discussion FM 1093 Widening**

Planning Commission Chairman introduced Kerry Gilbert to the Planning Commission Members and guests who attended the meeting. He stated that Mr. Gilbert will be giving an update on the realignment of FM 1093.

Mr. Gilbert stated the design of the West Park Toll has been controversial and most folks in Fulshear did not wish to see the main lanes coming through the heart of Fulshear. Originally the main lanes stop at Hwy 99. Due to the development of Cross Creek Ranch, discussions about extending the toll road have re-surfaced. There has been talk about obtaining property from the north side to extended the road and on the south side not looked at due to the possibility of Metro rail which could affect all the way from Hwy 99 into Fulshear

A different plan for the county to create a county assistance district ( which derives funds from a portion of sales tax toward this project)

Ed Knight stated that this project does not intend to seek any land on the north side for the extension or widening of FM 1093.

The south wide land owners would benefit greatly about the increase value for their properties if they were to donate land for this project. Tx-Dot has no funding available but has agreed to donate 37 million toward this project. Owners on the south side has been contacted for donate of right of way for this project.

There continued to be much discussion among the group. There were a lot of what ifs and no real plan has been decided upon. Ed Knight suggested that the City talk to the County (Andy Meyers) and Joe B. Allen and state that this concept has been introduced to us and we like to work with you on moving forward.

No action was required.

**ITEM 9. Adjourn**

A motion was made by Planning Commission Member Beustring to adjourn. It was seconded by Planning Commission Member Lavengco.

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Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Lavengco, and Rhoads

Nays: None

Absent: Planning Commission Member Porto and Stacy

Planning Commission Chairman Kuykendall announced that we are now adjourned.